



51

35a Greenland Road,
London NW1 0AX

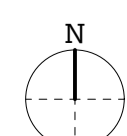
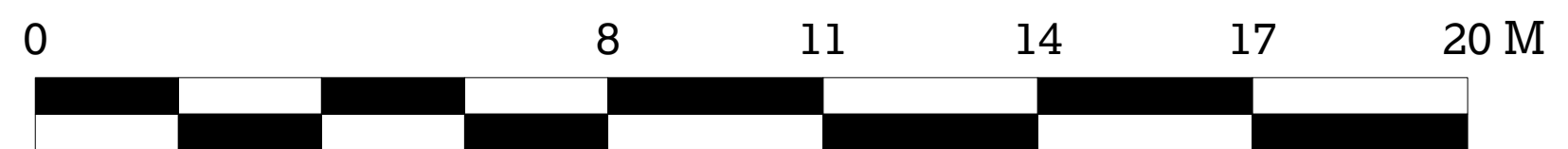
Elise Ganendra & Akshay Agrawal
Project No. 1149 GLR

51% Studios
1A Cobham Mews, Agar Grove, London NW1 9SB
+ 44 (0) 203 355 1205

Planning
RIBA Stage 3
Proposed site
layout plan

Scale 1:100 @ A1 / 1:200 @ A3
Drawn by TS, April 2017

Issue Notes:
A 25/5/17 Issued for planning and listed
building consent



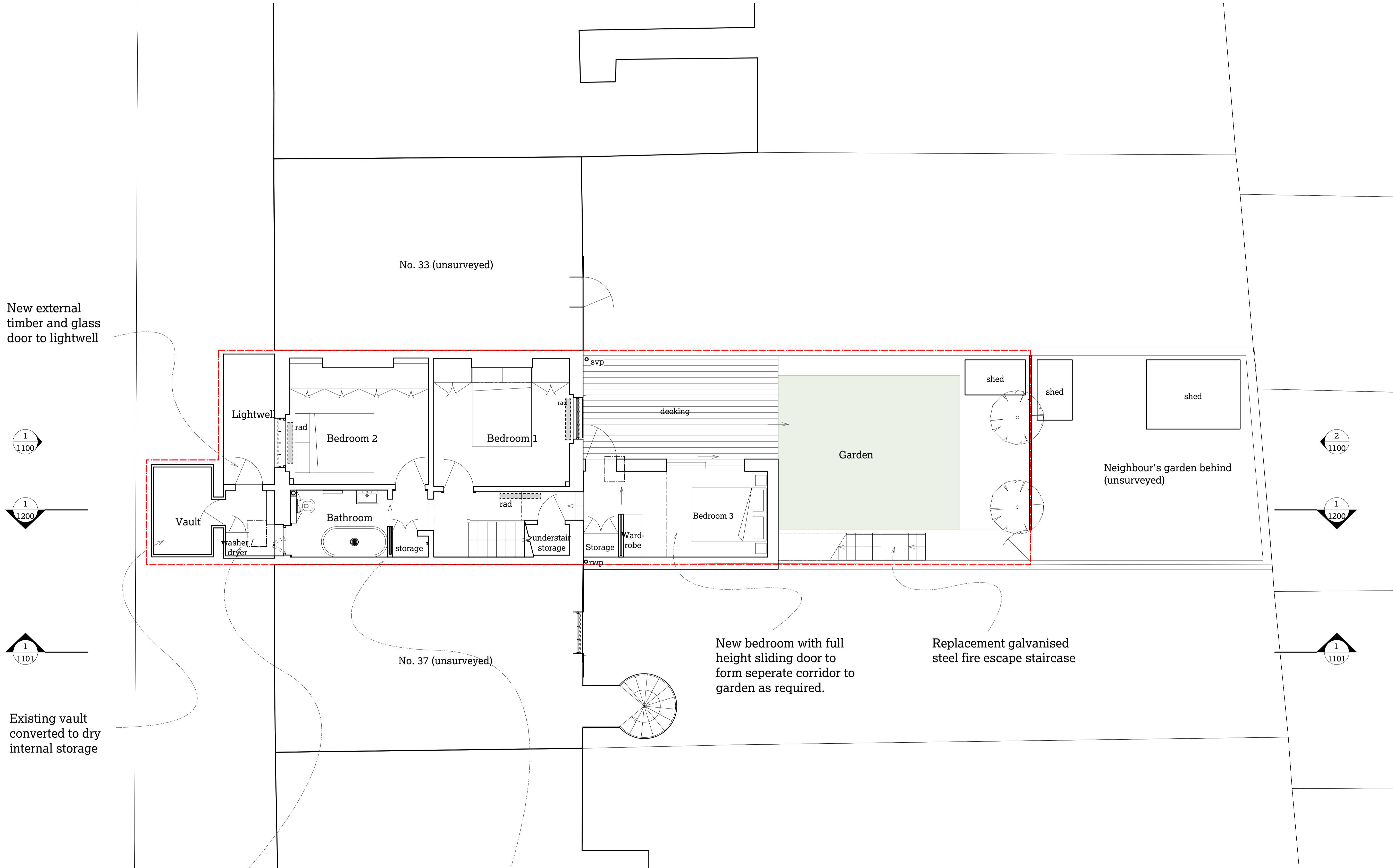
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New external timber and glass door to lightwell

1 / 1100

1 / 1200

1 / 1101

Existing vault converted to dry internal storage

Washing machine and dryer stack moved to new enclosed space beneath front steps

Bathroom door and wall to be replaced with new full height frameless sliding door.

New bedroom with full height sliding door to form separate corridor to garden as required.

Replacement galvanised steel fire escape staircase

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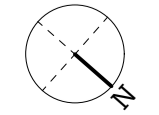
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Planning
RIBA Stage 3
Proposed lower ground floor plan

Scale 1:25 @ A1 / 1:50 @ A3
Drawn by TS, April 2017

Issue Notes:
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1002

A

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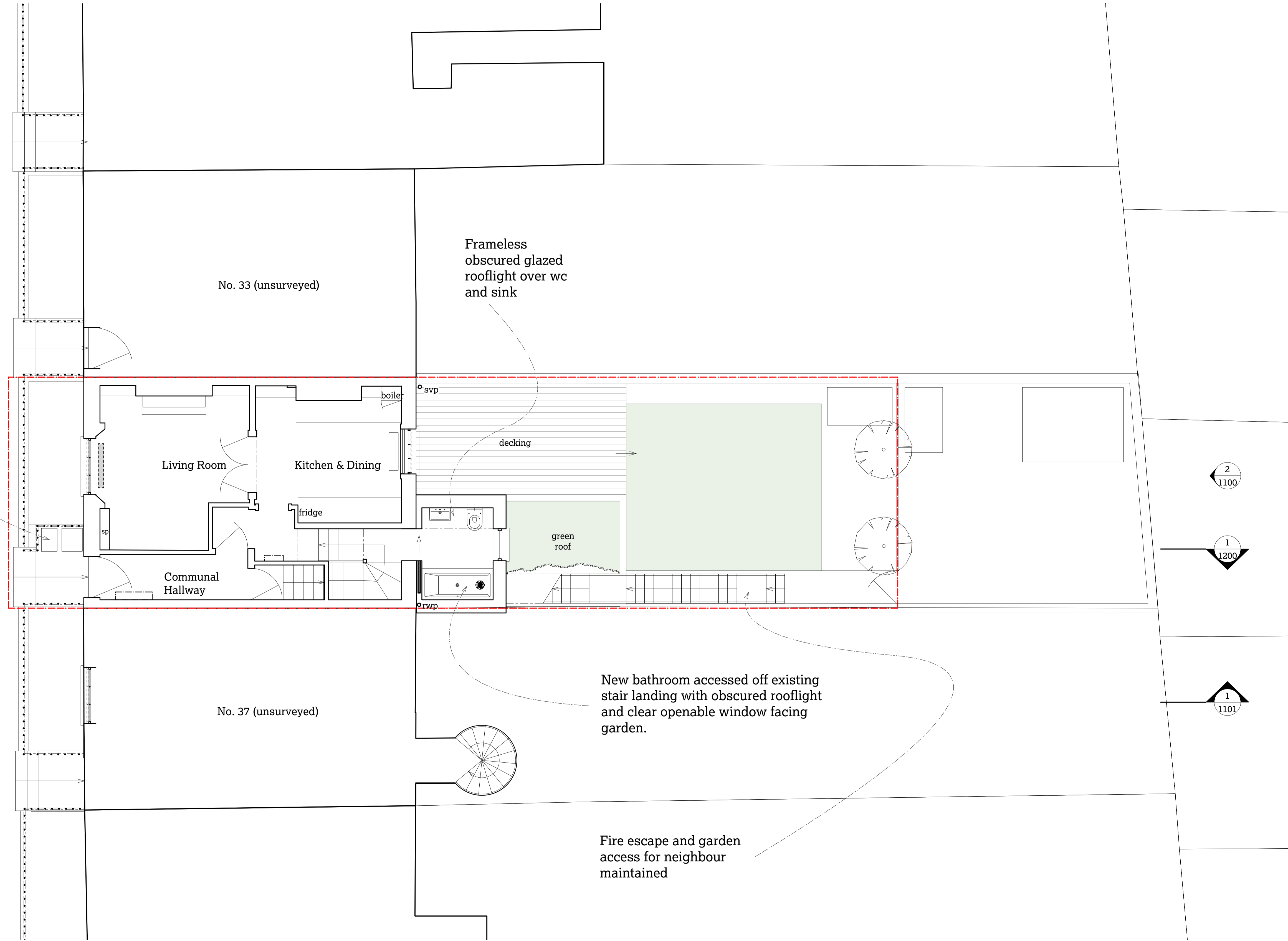
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Existing railing reinstated to form wider landing including refuse and recycling bin storage. New railing to match existing. Refer to drawing 1301 for further details.



1
1100

1
1200

Greenland Road

1
1101

2
1100

1
1200

1
1101

51

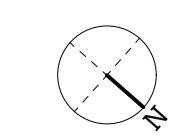
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Planning
RIBA Stage 3
Proposed ground
floor plan

Scale 1:25 @ A1 / 1:50 @ A3
Drawn by TS, April 2017

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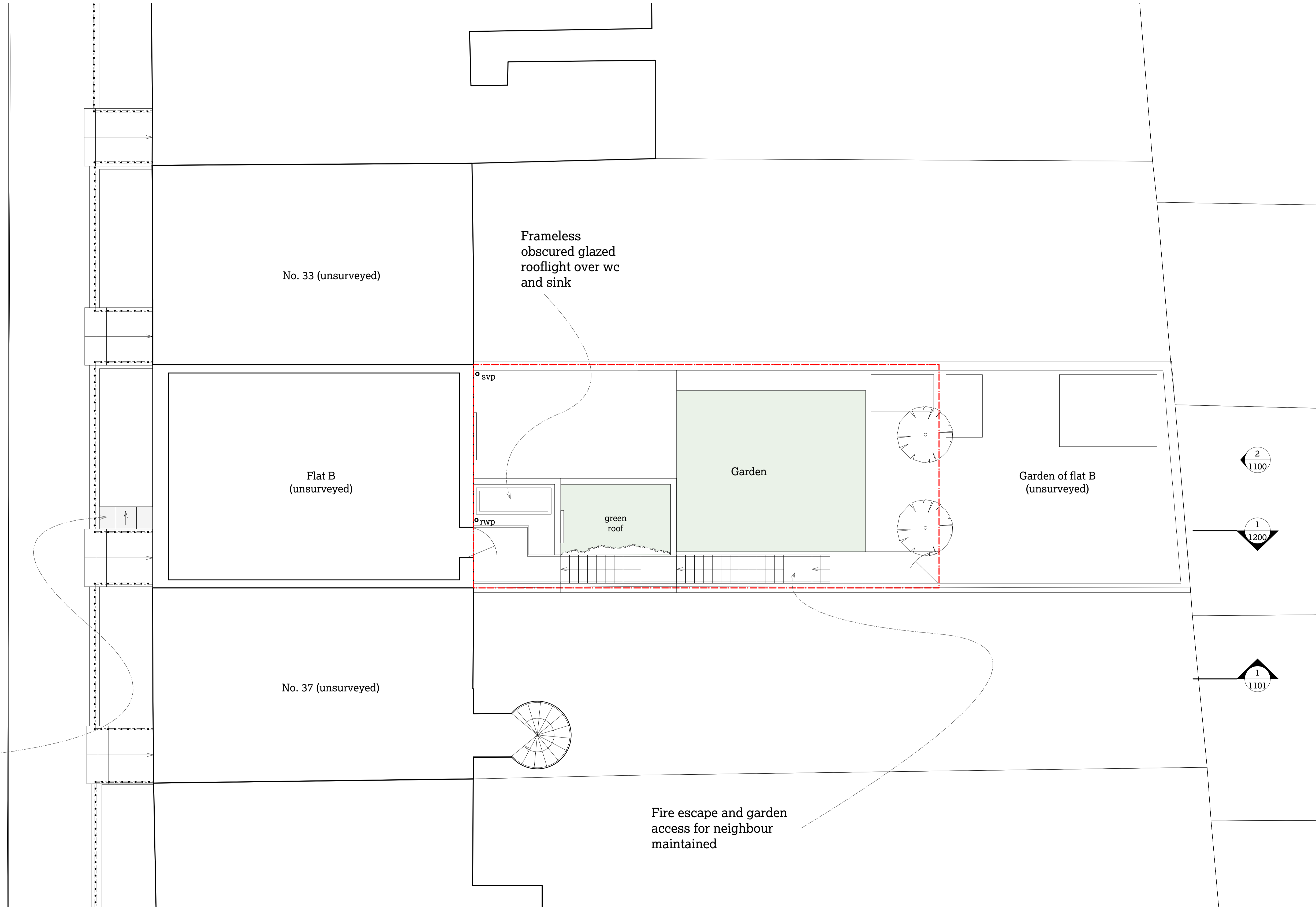
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Greenland Road

1 / 1100

1 / 1200

1 / 1101

New timber and glass door to lightwell, at lower ground floor level, with zinc sheet roof.

No. 33 (unsurveyed)

Flat B (unsurveyed)

No. 37 (unsurveyed)

Frameless obscured glazed rooflight over wc and sink

svp

rwp

green roof

Garden

Garden of flat B (unsurveyed)

Fire escape and garden access for neighbour maintained

2 / 1100

1 / 1200

1 / 1101

51

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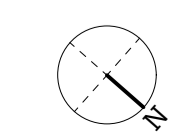
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Planning
RIBA Stage 3
Proposed first floor plan

Scale 1:50 @ A1 / 1:100 @ A3
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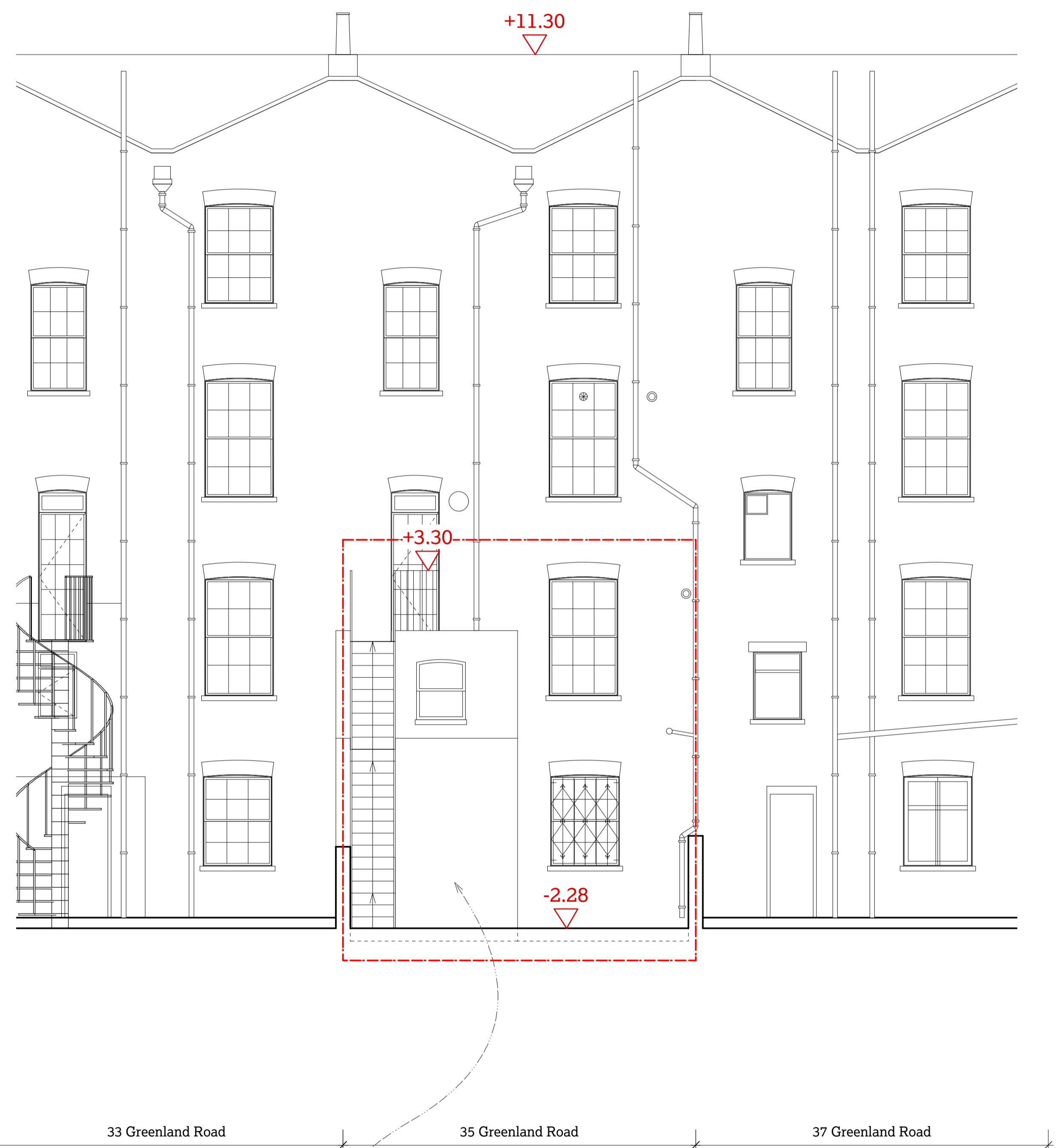
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New external timber and glass door to enclose area of lightwell beneath front steps with new bin store above.

1 Proposed front elevation
1:50 @ A1 / 1:100@A3



New external fire escape stairs in galvanised steel.

New rear extension to be stock brick to match listed house. New windows to be timber sash.

2 Proposed rear elevation
1:50 @ A1 / 1:100@A3



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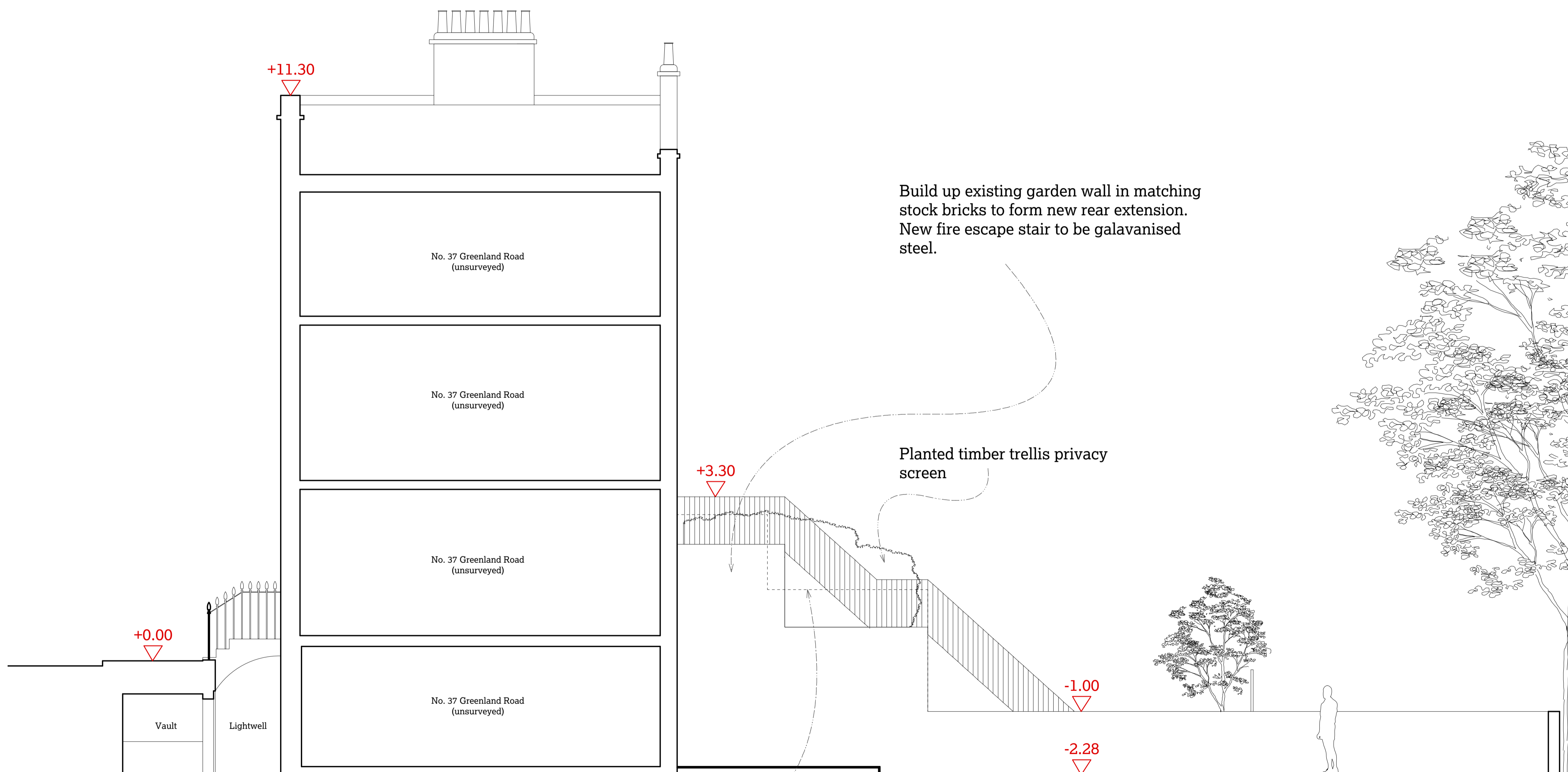
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Planning
RIBA Stage 3
Proposed front & rear
elevations

Scale 1:50 @ A1 / 1:100 @ A3
Drawn by TS, April 2017

Issue Notes:
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Build up existing garden wall in matching stock bricks to form new rear extension. New fire escape stair to be galvanised steel.

Planted timber trellis privacy screen

+0.00
Vault
Lightwell

No. 37 Greenland Road (unsurveyed)

No. 37 Greenland Road (unsurveyed)

No. 37 Greenland Road (unsurveyed)

No. 37 Greenland Road (unsurveyed)

+3.30

-1.00

-2.28

37 Greenland Road

Line of existing rear two storey, half-width, stepped extension of No. 31 Greenland Road

51

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Planning
RIBA Stage 3
Proposed side elevation

Scale 1:50 @ A1 / 1:100 @ A3
Drawn by TS, April 2017

Issue Notes:
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1 Proposed side elevation
1:50 @ A1



1101 A

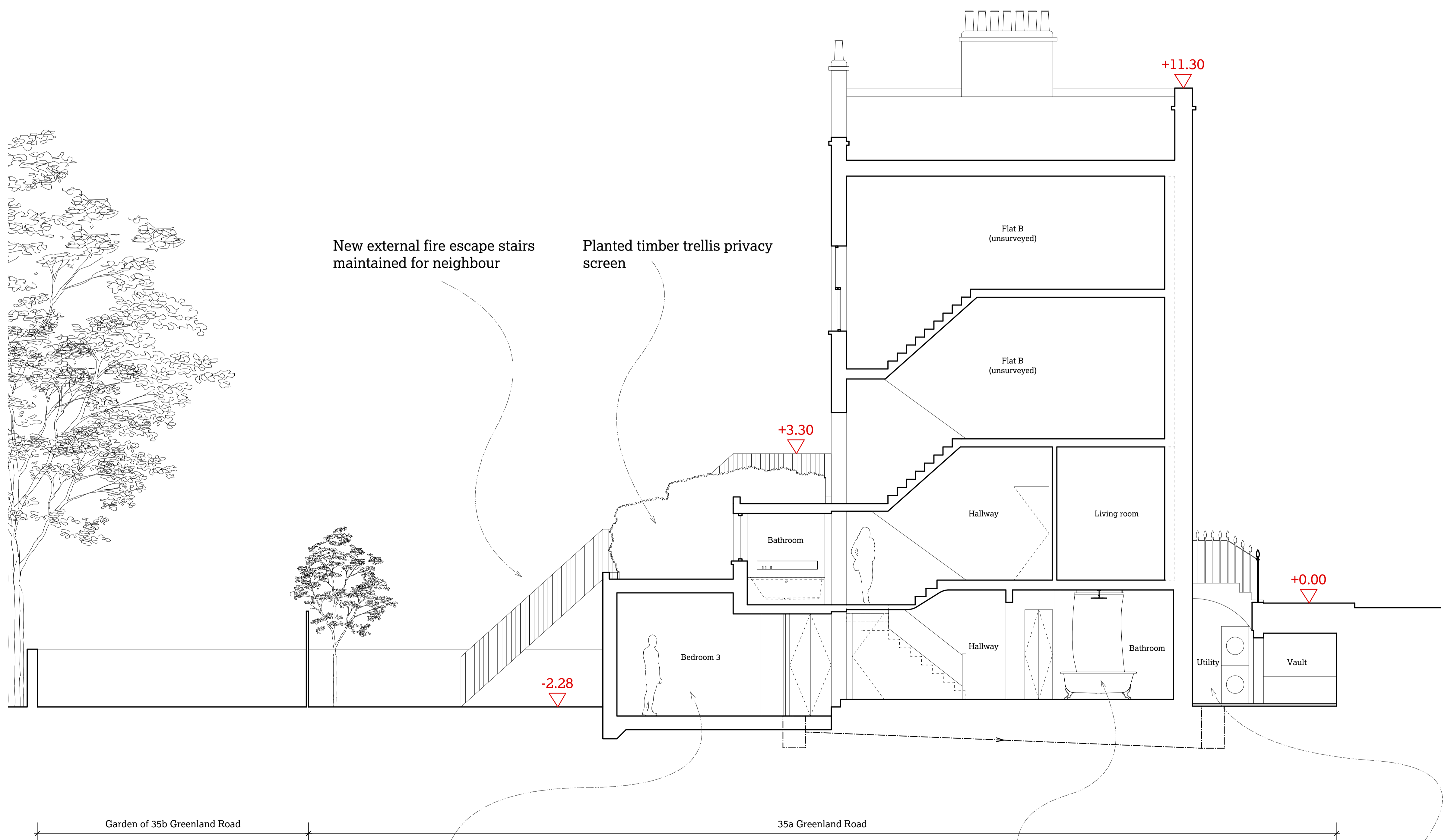
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Planning
RIBA Stage 3
Proposed section 1

Scale 1:50 @ A1 / 1:100 @ A3
Drawn by TS, April 2017

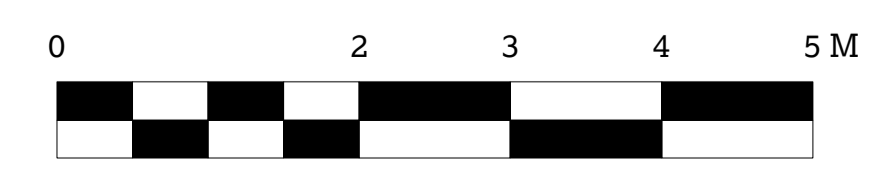
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New rear extension containing bedroom and second bathroom

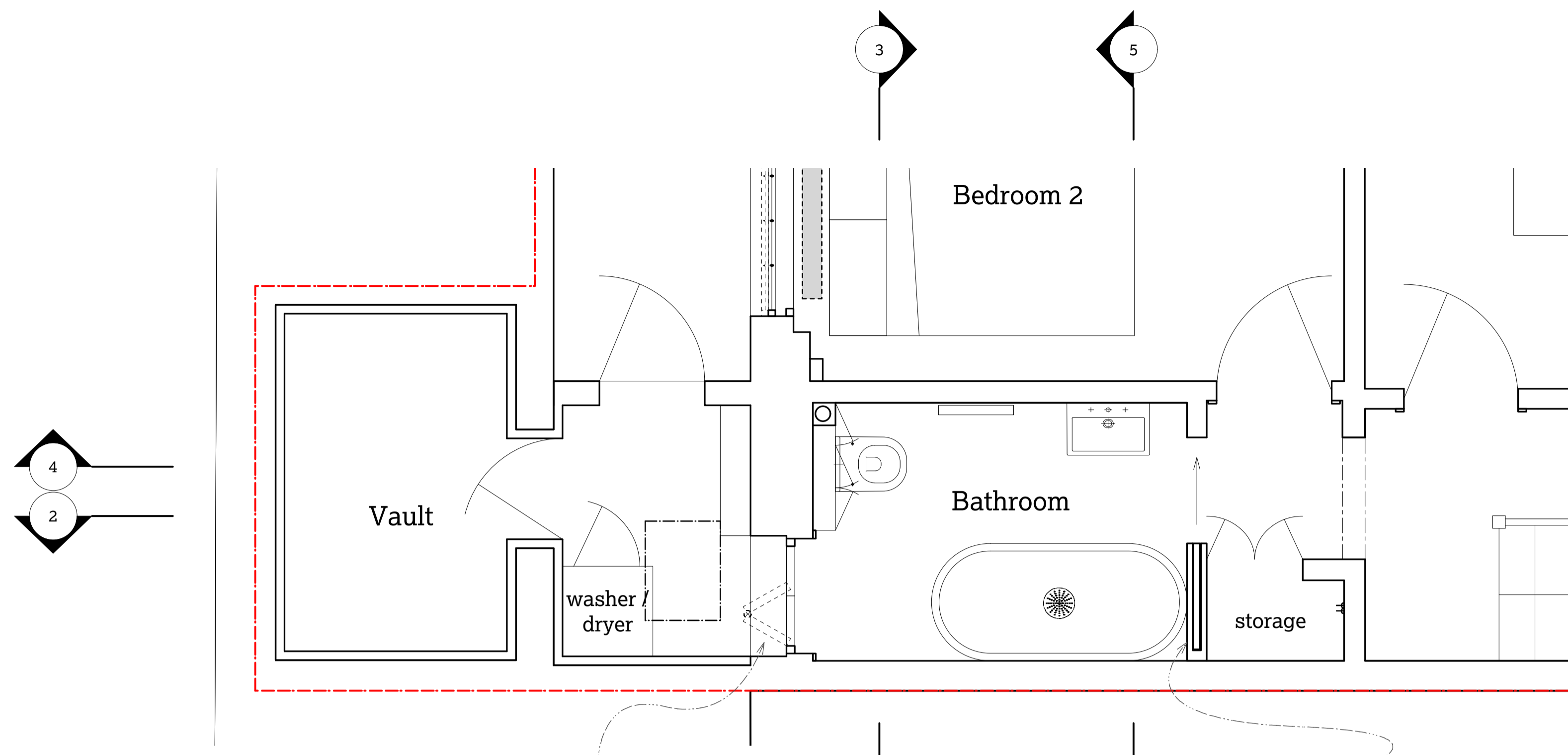
Bathroom to be refurbished, for further details see drawing 1300

New utility room underneath front steps

1 Proposed section 1
1:50 @ A1



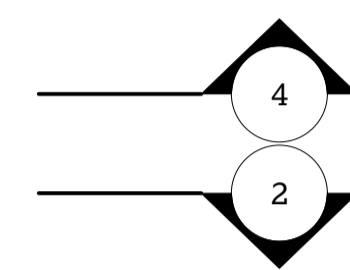
1200 A



1 Proposed lower ground floor key plan
1:25 @ A1 / 1:50 @ A3

Replace existing non-original door to lightwell with new hafele folding door system. Retain architrave.

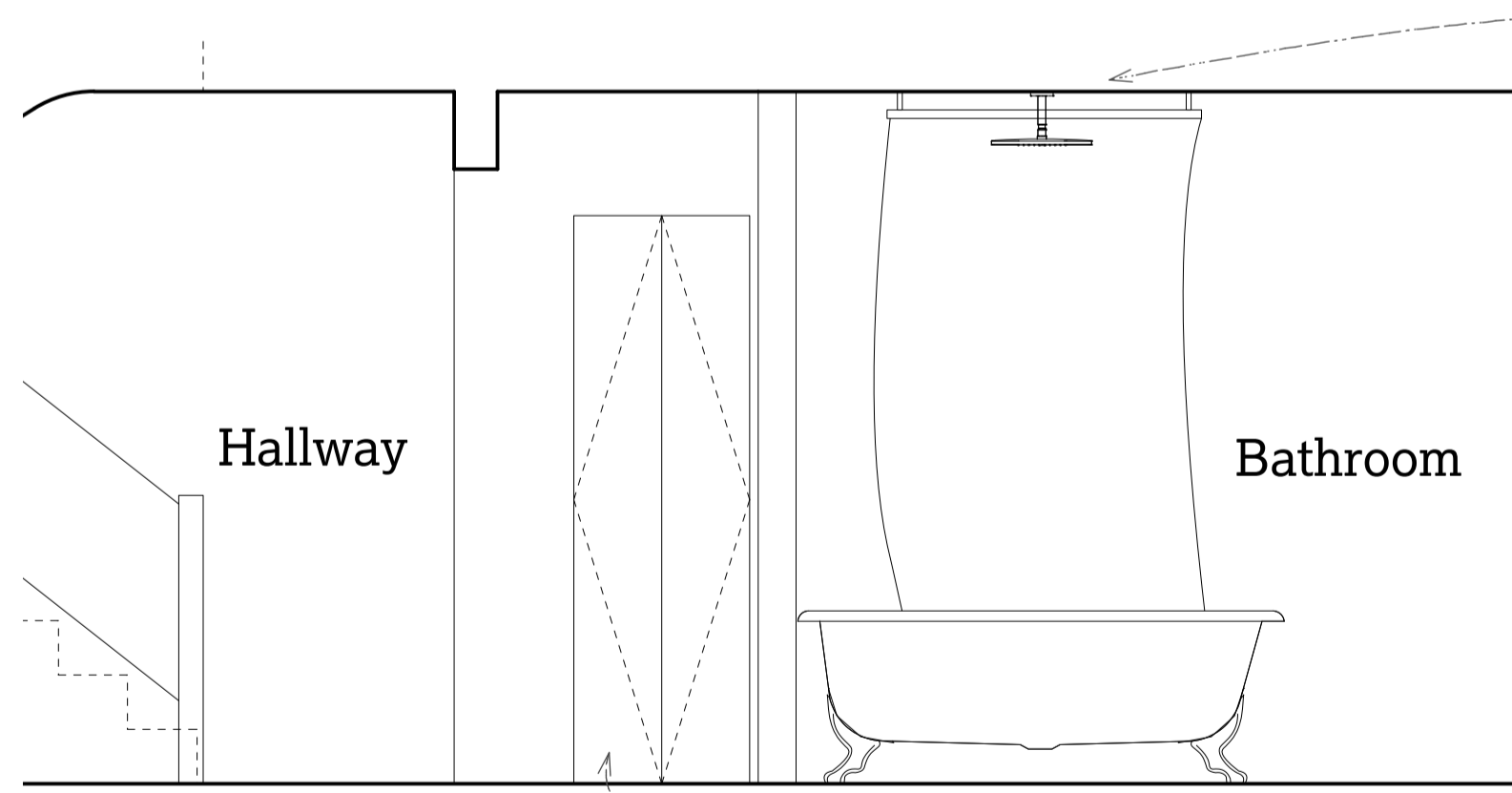
New stud wall to bathroom and full height frameless pocket sliding door



5 Proposed lower ground floor bathroom
1:25 @ A1 / 1:50 @ A3

Replace existing modern non-original door to lightwell with new hafele folding door system with two leaves. Retain architrave.

New wall hung wc with mirrored cabinets above

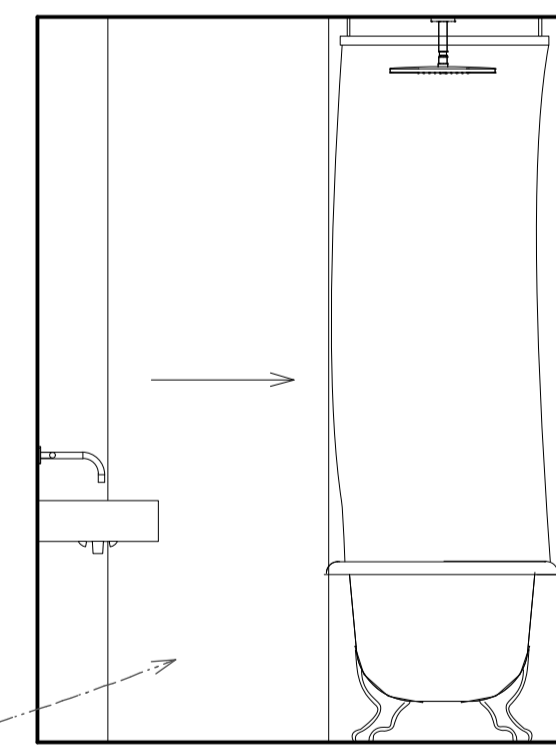


2 Proposed lower ground floor bathroom
1:25 @ A1 / 1:50 @ A3

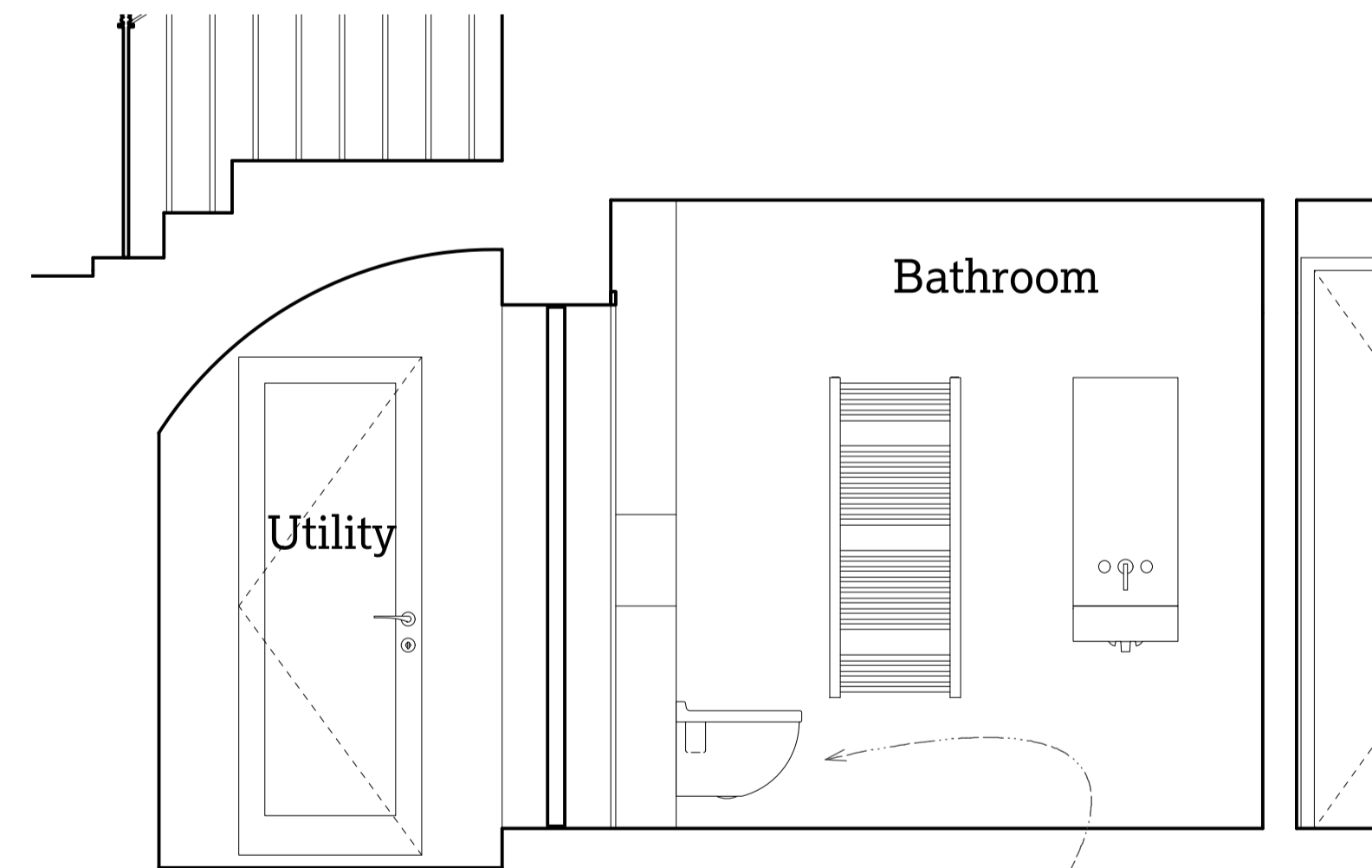
New push to open doors to existing non-original storage cupboard

New ceiling mounted shower

New stud wall to bathroom and full height frameless pocket sliding door

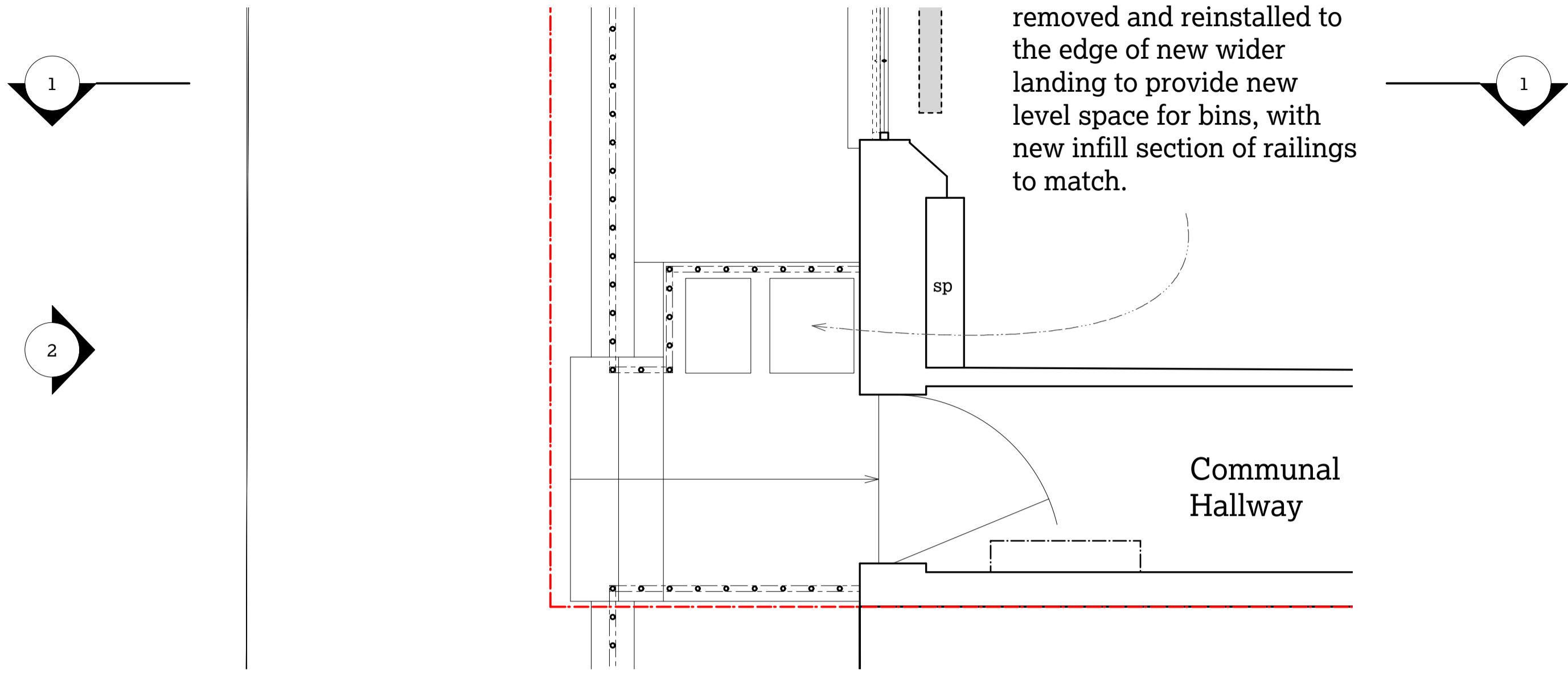


3 Proposed lower ground floor bathroom
1:25 @ A1 / 1:50 @ A3



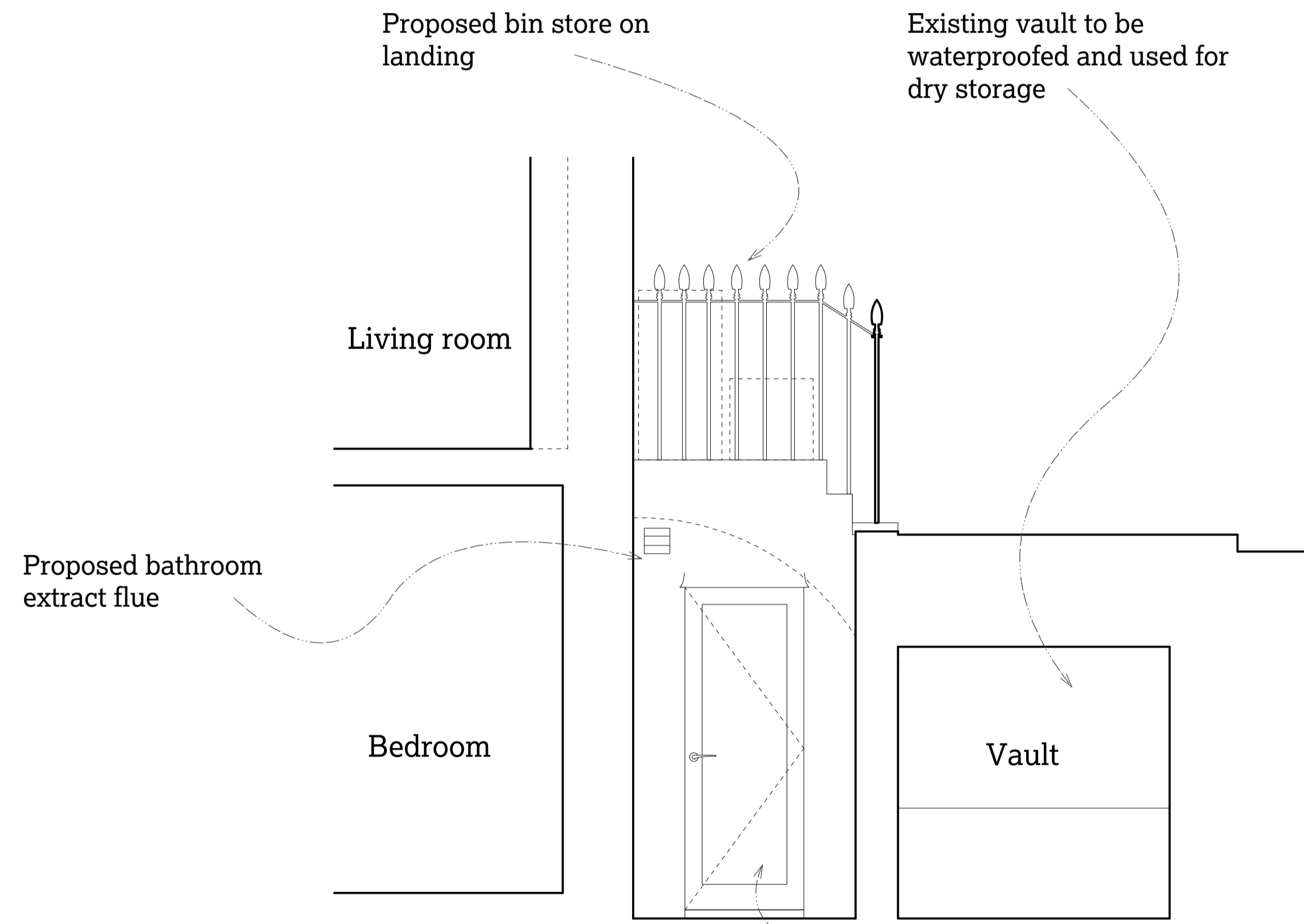
4 Proposed lower ground floor bathroom
1:25 @ A1 / 1:50 @ A3

New wall hung wc with mirrored cabinets above



Area of lightwell beneath front steps to be enclosed with new door. Existing railings to be carefully removed and reinstalled to the edge of new wider landing to provide new level space for bins, with new infill section of railings to match.

1 Proposed lower ground floor key plan
1:25 @ A1 / 1:50 @ A3



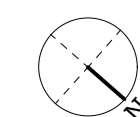
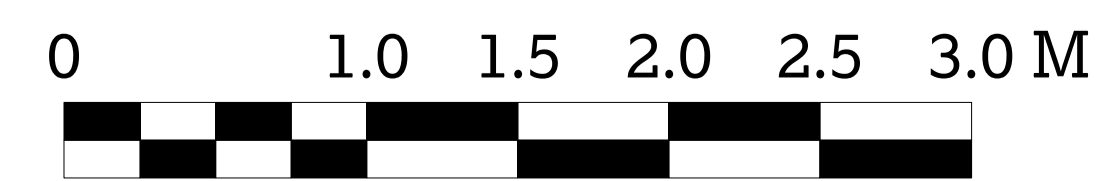
New timber and glass door encloses space beneath front steps. New wall to be rendered blockwork to match existing stucco to ground and lower ground facade. Flat roof asphalted to match existing landing.

2 Proposed lower ground floor lightwell
1:25 @ A1 / 1:50 @ A3



3 Proposed front elevation of bin store
1:25 @ A1 / 1:50 @ A3

Proposed new area for bin store



1301

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Planning
RIBA Stage 3
Proposed lightwell and
bin store details

Scale 1:25 @ A1 / 1:50 @ A3
Drawn by TS, April 2017

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